049.A	0002	0001.E	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	366,600	/	366,600
USE VALUE:	366,600	/	366,600
ASSESSED:	366,600	/	366,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #: 1E

Owner 1:	GUAN YUJIAN
Owner 2:	
Owner 3:	
Street 1:	47 MYSTIC STREET #1E
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BECK MARY MARCELLE TRUSTEE -
Owner 2:	ANN B DESROSIERS REVOCABLE TR -
Street 1:	47 MYSTIC STREET #1E
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 959 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	366,600			366,600
Total Card	0.000	366,600			366,600
Total Parcel	0.000	366,600			366,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.27 | /Parcel: 382.2

Legal Description

User Acct
126358
GIS Ref
GIS Ref
Insp Date
10/27/17

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 049.A-0002-0001.E

!4145!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	356,100	0	.		356,100	356,100	Year End Roll	12/18/2019
2019	102	FV	335,700	0	.		335,700	335,700	Year End Roll	1/3/2019
2018	102	FV	308,000	0	.		308,000	308,000	Year End Roll	12/20/2017
2017	102	FV	286,400	0	.		286,400	286,400	Year End Roll	1/3/2017
2016	102	FV	286,400	0	.		286,400	286,400	Year End	1/4/2016
2015	102	FV	220,900	0	.		220,900	220,900	Year End Roll	12/11/2014
2014	102	FV	212,300	0	.		212,300	212,300	Year End Roll	12/16/2013
2013	102	FV	212,300	0	.		212,300	212,300		12/13/2012

PRINT

Date	Time
12/10/20	19:12:53

LAST REV

Date	Time
07/16/20	10:30:02
mmcmakin	

USER DEFINED

Prior Id # 1:	126358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4145

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BECK MARY MARCE	74831-197	2	6/5/2020		408,000	No	No		
DESROSIERS ANN,	55007-435		7/19/2010	Convenience	10	No	No		Ann B Derosiers dod 12/31/2019
STOCKI KARL	31645-500		7/27/2000		195,000	No	No		
POPE JUDITH A	29665-448		1/15/1999	Family	115,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
10/27/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6038																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	1.789999962
Name:	23 - 6038

DEPRECIATION

Phys Cond:	AV - Average	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		28.8 %

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.12565172
Const Adj.:	1.00909925
Adj $ / SQ:	363.486
Other Features:	32836
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514916
Depreciation:	148296
Depreciated Total:	366620

COMMENTS

BK:22692 PG:433 BK:12504 PG:556
646-1621,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB 0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	490.71
Special Features:	0	Val/Su Net:	382.27
Final Total:	366600	Val/Su SzAd	382.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	959	363.490	348,583

Net Sketched Area:	959			Total:	348,583
Size Ad	959	Gross Are	959	FinArea	959

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 049.A-0002-0001.E

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	